

**City of Eau Claire  
Plan Commission Minutes  
Meeting of April 17, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Pederson, Seymour, Larsen, Radabaugh  
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Noel, Genskow, Pippenger, Bell, Basom

The meeting was chaired by Ms. Ebert.

**1. Wellhead Protection Ordinance Amendment**

Jeff Pippenger presented a request to amend Chapter 14.10 for the Wellhead Protection Ordinance. The well field is 400 acres and needs to be protected for public drinking water safety. The area in question would be on the northeast side of the city near the well field. The amendment includes metallic and jewelry plating as prohibited uses along with moving into prohibited uses (from conditional uses) machine/metal working shops and motor vehicle servicing (includes filling and service stations, repair and renovations and body working).

Ms. Mitchell stated we cannot count on the state currently with environmental deregulation, and the City needs to take care of protecting its water safety. Mr. Pederson concurred.

Ms. Mitchell moved to recommend approval of the substitute amendment. Seconded by Mr. Pederson and the motion carried.

**2. REZONING (Z-1595-17) – TR-1A to P (Public), Fire Station; and  
PROPERTY ACQUISITION – 820 & 860 Malden Avenue**

Mr. Tufte presented a request to rezone property from TR-1A to P (Public) and to adopt the preliminary site plan for a fire station at 820 & 860 Malden Avenue. There is residential and a church to the east, residential to the west and commercial property to the north. Three site plan options were presented to give an idea of what could be developed. The overall concept includes 5 vehicle bays (10 overhead doors), various auxiliary functions and parking for 20 stalls. The first site plan has an exit off Birch Street and entrance off Malden. The second moves the station to the north a little with both entrance/exits off Malden Avenue. The third, most northerly option was similar to option two. This site is favored from the standpoint of less remediation since the property was a former dump. Once the project is finalized, staff will return for final site plan approval. The Comprehensive Plan does not designate the fire station locations of the city but a study was done that showed this location makes sense. There are anticipated 8 to 10 responses daily from the site and six employees. Planning staff believe the southern site design is preferred due to less impact on the residential area. The property acquisition is recommended.

Marilyn Loechler of 803 Morningside Drive stated she owns the property to the west and had concerns about how the fire station would affect their interests of property value, noise and future development. She wanted to know what would come of any remaining open space on the property. She asked if there ever was a platted street from Gala Street going westward.

Mr. Tufte stated he did not know what the City would do with the remaining property at this time, but public approvals will be needed for the fire station and if at a later date the City decides to sell off the remaining land.

Mr. Genskow stated there are city utilities running through the land to the north and it was part of a plat with vacated right of way.

Judy Olson of 1421 State Street stated they have property north of the proposed fire station site and her father built some residential utility infrastructure already in that area. They have plans in seven to eight years to develop that land and she was concerned that the fire station could hinder the value of the future development.

Fire Chief Bell stated the fire station will not add any more noise generally and fire fighters try to delay turning on lights and sirens until a few blocks away. The existing station #10 has met its useful life and after a needs study was completed, it was recommended to build a new station in this area for improved service response. He said if the southern location is preferred, more remediation costs will be incurred.

Mr. Brenholt moved to recommend approval of the rezoning and property acquisition with staff recommendations. Seconded by Mr. Larsen and the motion carried.

3. **CONDITIONAL USE PERMIT (CZ-1703) – Off-site parking residential**

Mr. Tufte presented a request to amend the parking requirements for an under construction mixed use building located at 222 Water Street. It seeks to allow residential parking off-site on two large UWEC parking lots to the east and to the south. This would replace parking previously required of 52 stalls northwest of the buildings. These stalls would be replaced on the two UWEC lots within 500 feet of the site. In total 94 stalls would be replaced. The reason for the increase is the city parking requirement changed and they will be adding more commercial space to the building. The Historic Randall Park Neighborhood Association is in favor of the request. A contract may be required for off-site parking if the Commission deems it necessary so that on-street parking does not occur. At minimum, a notification letter and parking pass should be given to students so they are aware of the off-site parking arrangement of their lease agreement.

Angi Goodwin with Ayres Associates stated they agree with staff's recommendations and students will use both on-site and off-site stalls. If there are issues, operations management will have to dictate what is required or available.

Mr. Pederson had concerns with the students using the on-site stalls that are supposed to be used for commercial.

Joel Miller with Investment Realty stated the parking lots will be signed and the residents will have parking passes in their rearview mirrors just like they do at their 522 Water Street building. Commercial tenants and customers park on-site usually.

Mr. Granlund moved to approve the conditional use permit with staff recommendations. Seconded by Mr. Radabaugh and the motion carried.

4. **FINAL CONDOMINIUM PLAT AMENDMENT (P-2-05 Amd #2) – Westridge Village Bay Homes**

Mr. Tufte stated staff received a letter to postpone this item.

Ms. Mitchell moved to postpone the item. Mr. Larsen seconded and the motion carried.

5. **SITE PLAN (SP-1705) – Office Building, 4890 Owen Ayres Court**

Mr. Radabaugh recused himself.

Mr. Tufte presented a request to approve a site plan for a three-story office building with a 17,000 square foot footprint at 4890 Owen Ayres Court. Required parking of 170 stalls has been met with two parking lots. A CSM map will need to be approved and all other conditions of the staff report.

Applicant, Matt Frisbee with Ayres Associates stated they agree with all conditions.

Mr. Brenholt moved to approve the site plan. Seconded by Mr. Seymour and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None.

B. Future Agenda Items

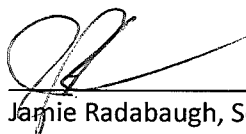
None.

C. Additions or Corrections to Minutes

None.

7. **MINUTES**

The minutes of the meeting of April 3, 2017 were approved.

  
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Jamie Radabaugh, Secretary